009.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,000 / 970,000
					USE VALUE:	970,000 / 970,000
					ASSESSED:	970,000 / 970,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NYBERG JONATHAN	
Owner 2:	DOLAN DAVID/SARA Q	
Owner 3:		
Street 1:	P.O. BOX 292	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	-
Street 1:	P.O. BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,022 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4022.000	536,800	700	432,500	970,000
Total Card	0.092	536,800	700	432,500	970,000
Total Parcel	0.092	536,800	700	432,500	970,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.13 | /Parcel: 303.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	536,700	700	4,022.	432,500	969,900	969,900	Year End Roll	12/18/2019
2019	104	FV	412,300	700	4,022.	459,600	872,600	872,600	Year End Roll	1/3/2019
2018	104	FV	412,300	700	4,022.	335,200	748,200	748,200	Year End Roll	12/20/2017
2017	104	FV	362,000	700	4,022.	292,000	654,700	654,700	Year End Roll	1/3/2017
2016	104	FV	362,000	700	4,022.	248,700	611,400	611,400	Year End	1/4/2016
2015	104	FV	321,600	700	4,022.	243,300	565,600	565,600	Year End Roll	12/11/2014
2014	104	FV	321,600	700	4,022.	200,000	522,300	522,300	Year End Roll	12/16/2013
2013	104	FV	335,000	700	4,022.	190,300	526,000	526,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	42901-523		5/27/2004	Family	1	No	No		
NYBERG JONATHAN	38052-375		2/14/2003	Family	1	No	No		
MEHREZ HENRI &	25305-30		4/26/1995		215,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2012	573	Redo Kit	5,000					
5/31/1994	234	Manual	1,000					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	345	PATRIOT
12/10/1999	Inspected	264	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

7735

GIS Ref

GIS Ref

Insp Date

10/06/17

!828!

PRINT

Date	Time
12/10/20	16:32:36

LAST REV

Date	Time
10/18/17	15:07:19

apro

PAT ACCT. 828

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4022		Sq. Ft.	Site		0	80.	1.34	1									432,529						432,500	

Total AC/HA: 0.09233 | Total SF/SM: 4022 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,529 | Spl Credit | Total: 432,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97812498
Const Adj.:	1.01707423
Adj $ / SQ:	169.120
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729350
Depreciation:	192548
Depreciated Total:	536802

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	3	
Totals			
2	13	6	

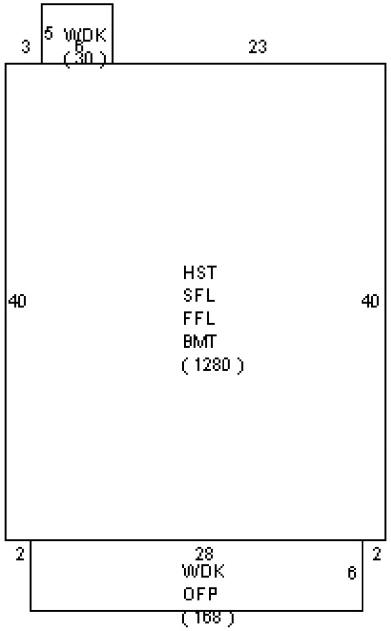
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.12
Special Features:	0	Val/Su Net:	110.77
Final Total:	536800	Val/Su SzAd	167.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	50.740	64,942
FFL	First Floor	1,280	169.120	216,474
SFL	Second Floor	1,280	169.120	216,474
HST	Half Story	640	169.120	108,237
WDK	Deck	198	11.240	2,225
OFP	Open Porch	168	26.770	4,498

Net Sketched Area:	4,846	Total:	612,850
Size Ad	3200	Gross Are	5486	FinArea	3200
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

009.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	1990	3.99	T	23.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc